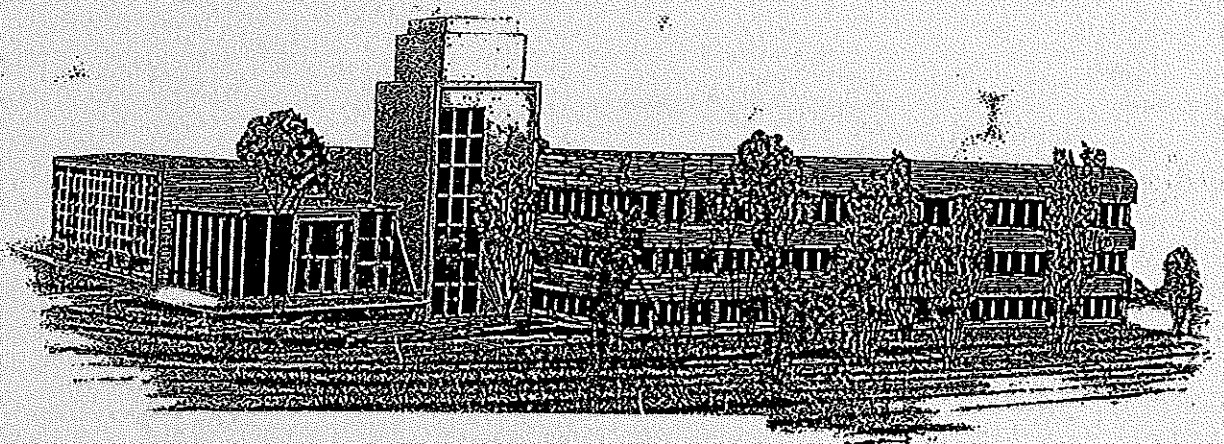


DRAFT

FEASIBILITY STUDY FOR THE EXPANSION OF MUNICIPAL OFFICE SPACE MIDDLETOWN, CONN.



DRAFT

ENGINEERS • ARCHITECTS • PLANNERS
PURCELL
ASSOCIATES

GENERAL FORMAT OF FEASIBILITY STUDY

The final feasibility study as submitted on July 23, 1984 consists of three parts. The first phase is a preliminary evaluation of ten different alternatives for adding 15,000 square feet of additional office space to the present Municipal Facilities.

The second phase of the study develops three alternatives in more detail. Two of the alternatives are from the ten original schemes in Phase I and the third is a variation on one of the original schemes.

The third and final phase of the study is a further development on one of the three schemes evaluated in the second phase.

PHASE ONE PRELIMINARY STUDY

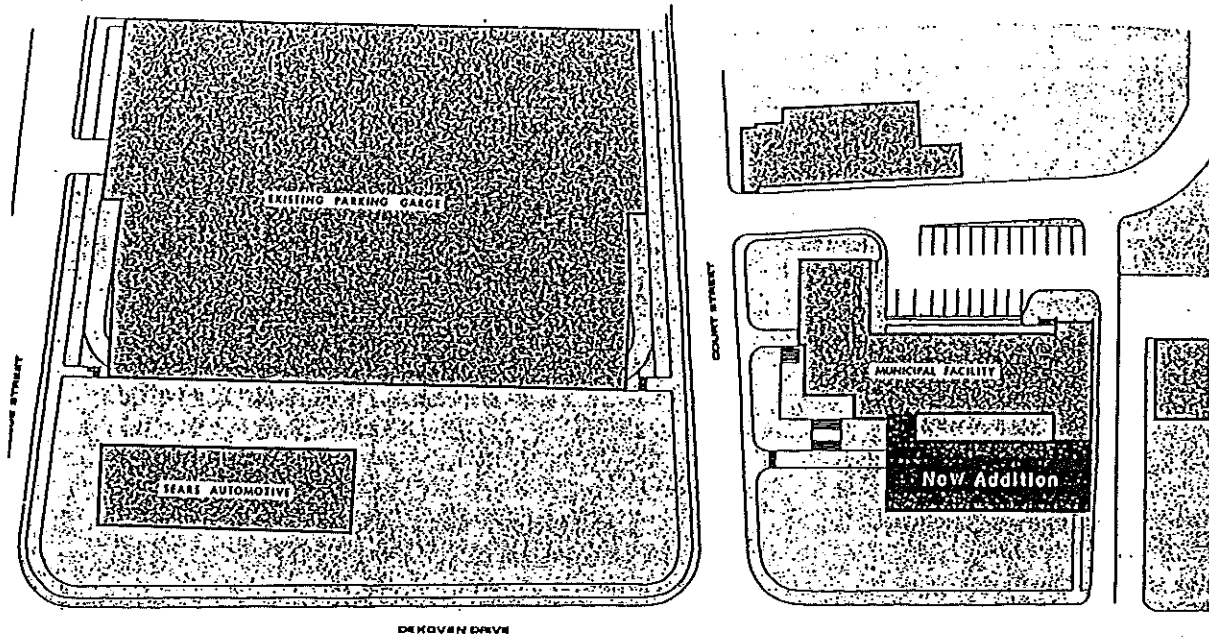
Phase One - Preliminary Study: This phase consisted of a basic study of the ten most reasonable approaches to adding an additional 15,000 square feet of office space to the existing municipal facility.

The concepts evaluated consisted of the following:

- a. Three approaches to adding onto the front of the existing building.
- b. One scheme for adding a new floor on top of the existing building.
- c. Five alternatives for adding onto the rear of the existing building.
- d. One scheme for adding a new 15,000 square foot office building on top of the existing garage.

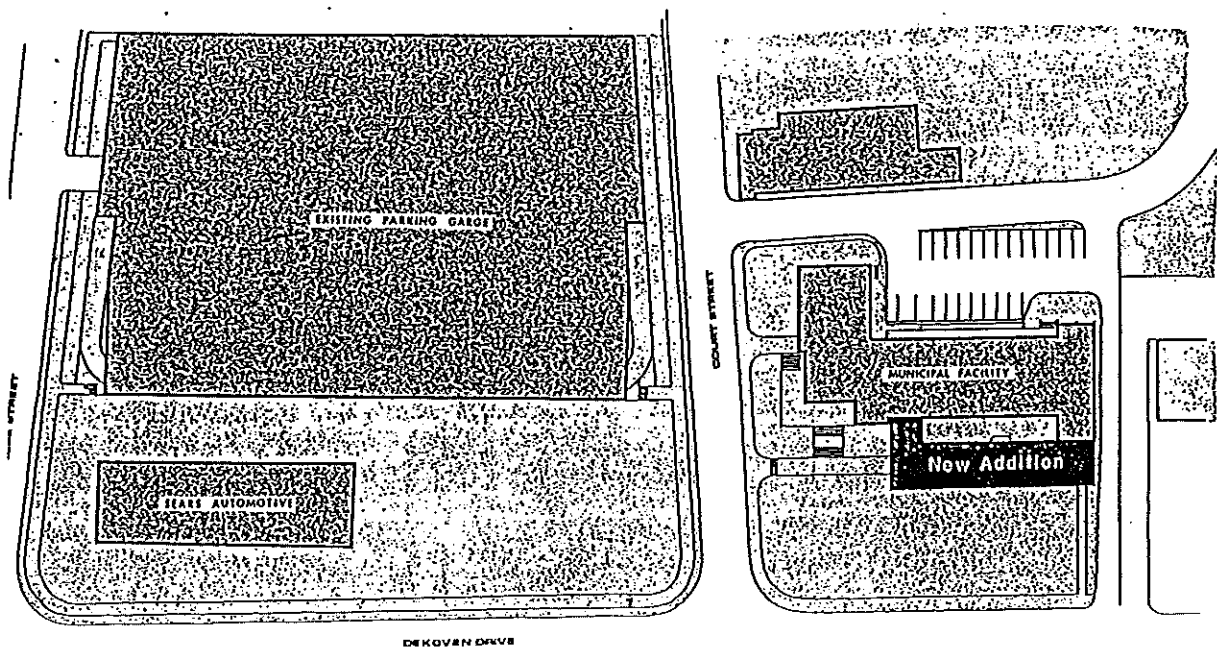
scheme 1

SITE PLAN



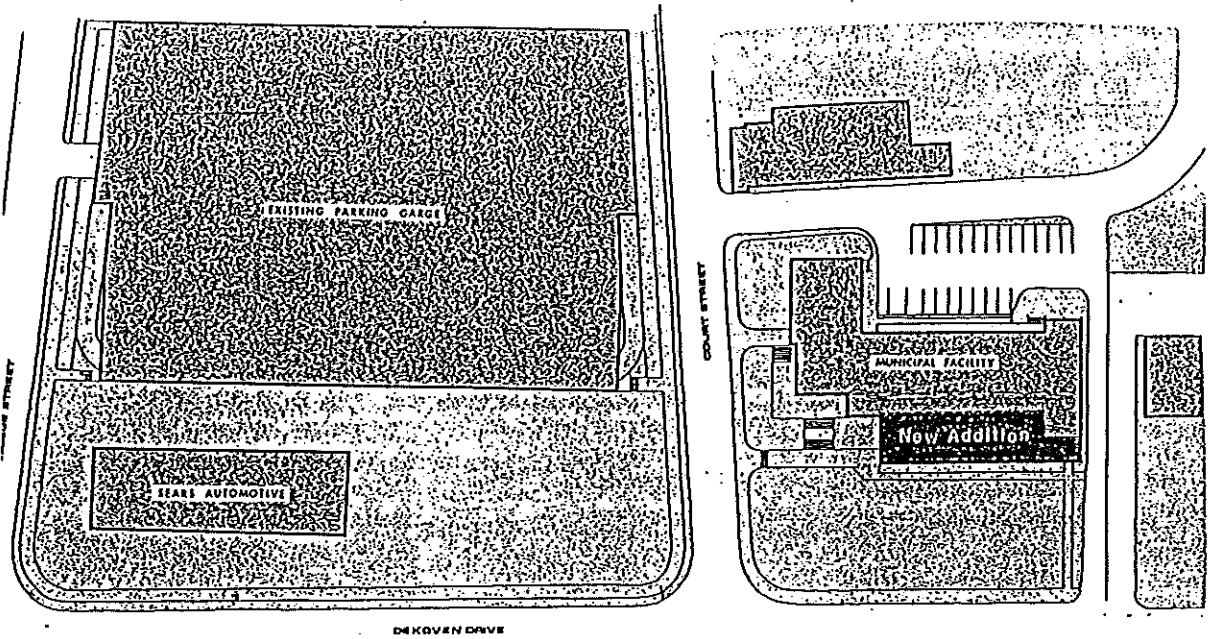
scheme 2

SITE PLAN



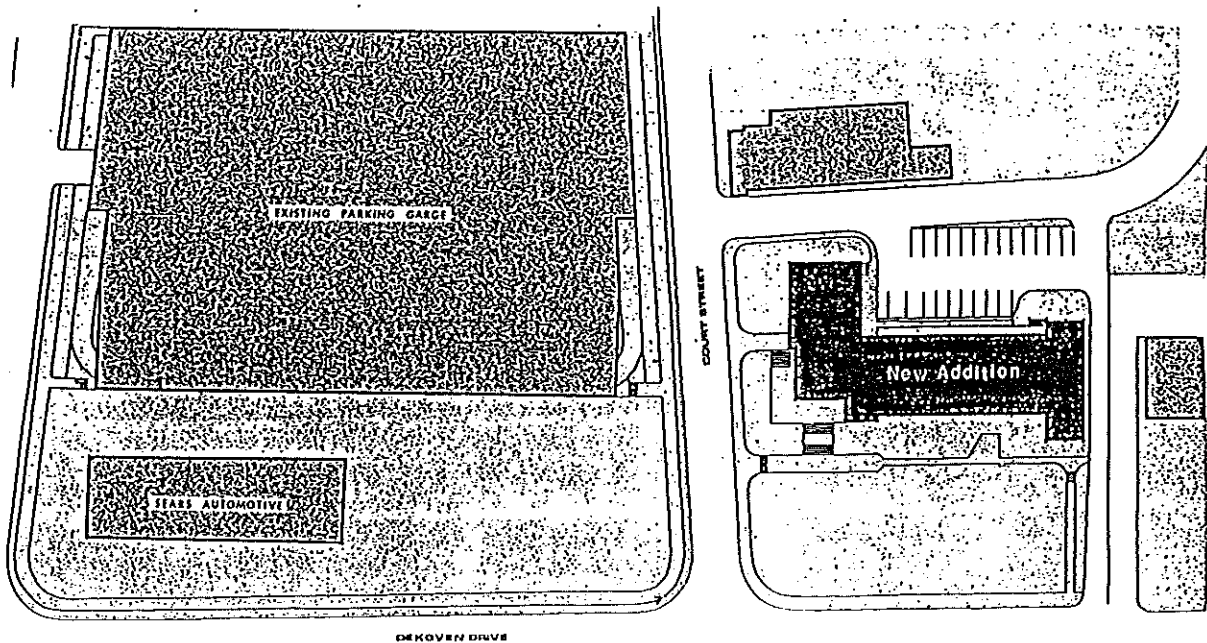
scheme 3

SITE PLAN



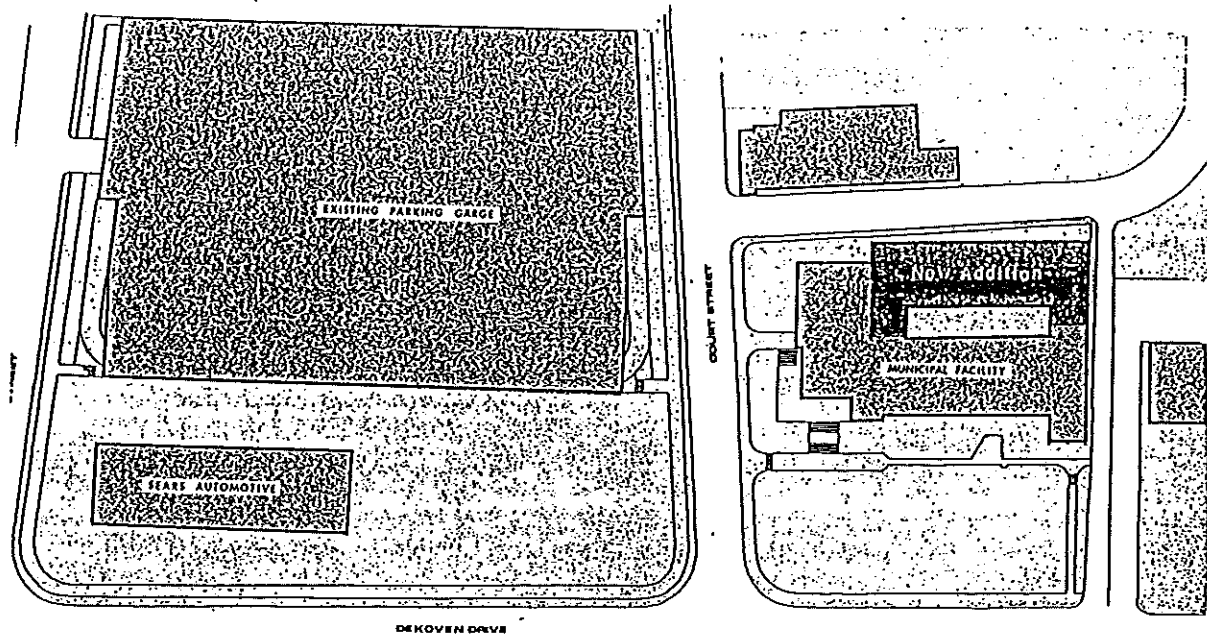
scheme 4

SITE PLAN



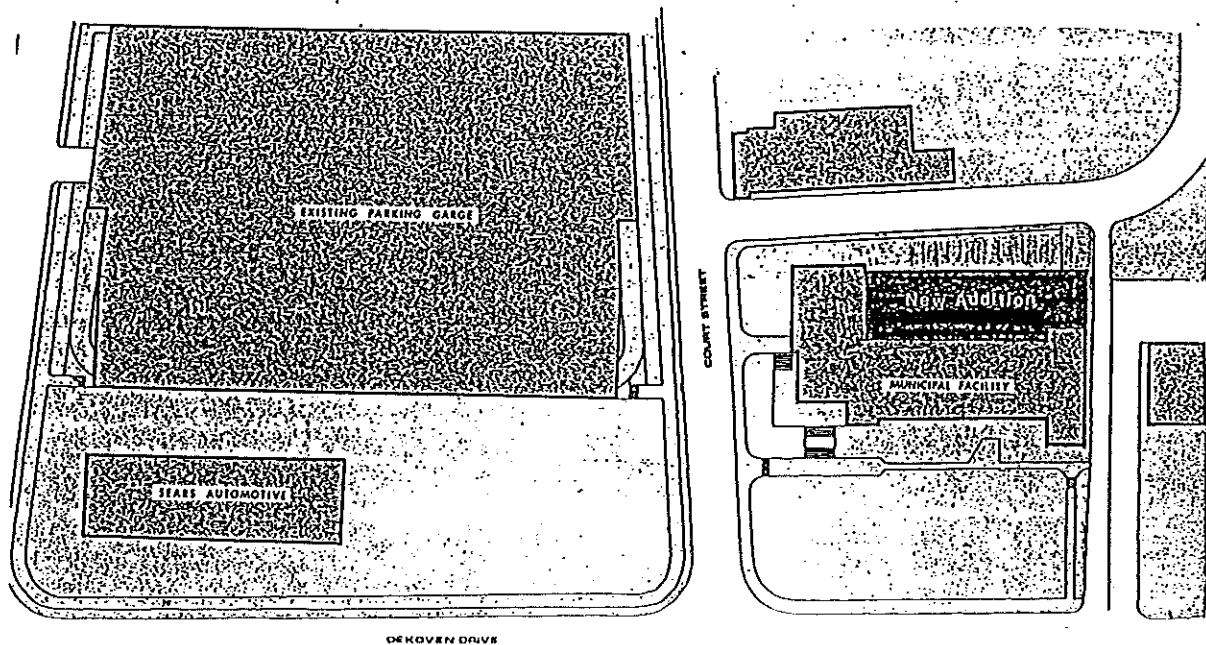
scheme 5

SITE PLAN



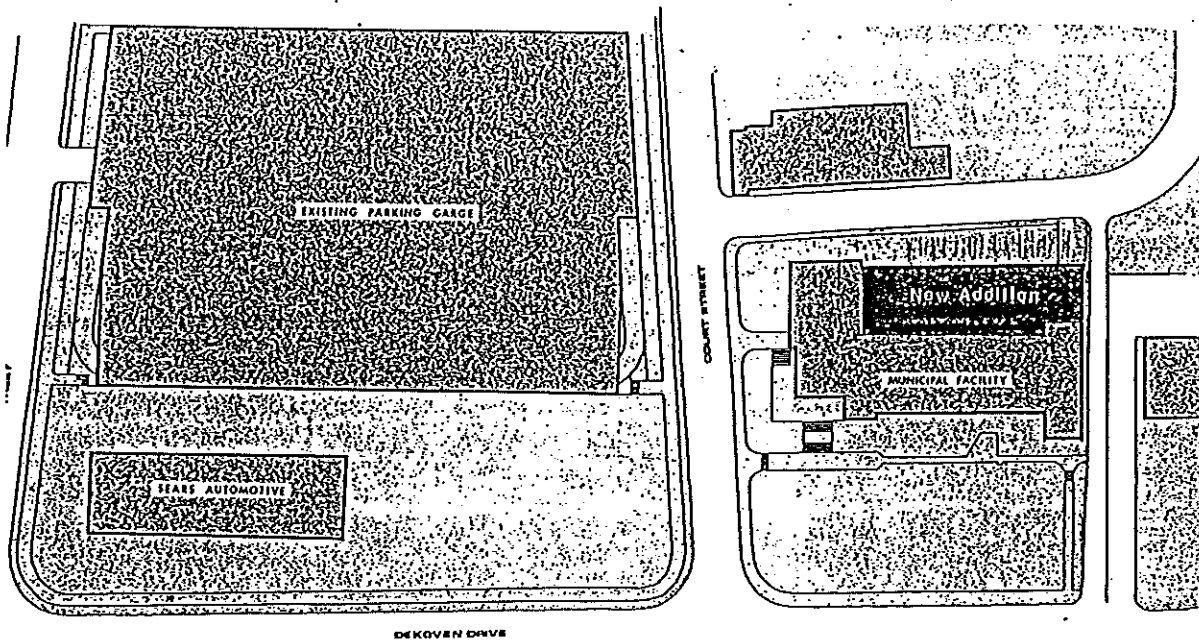
scheme 6

SITE PLAN



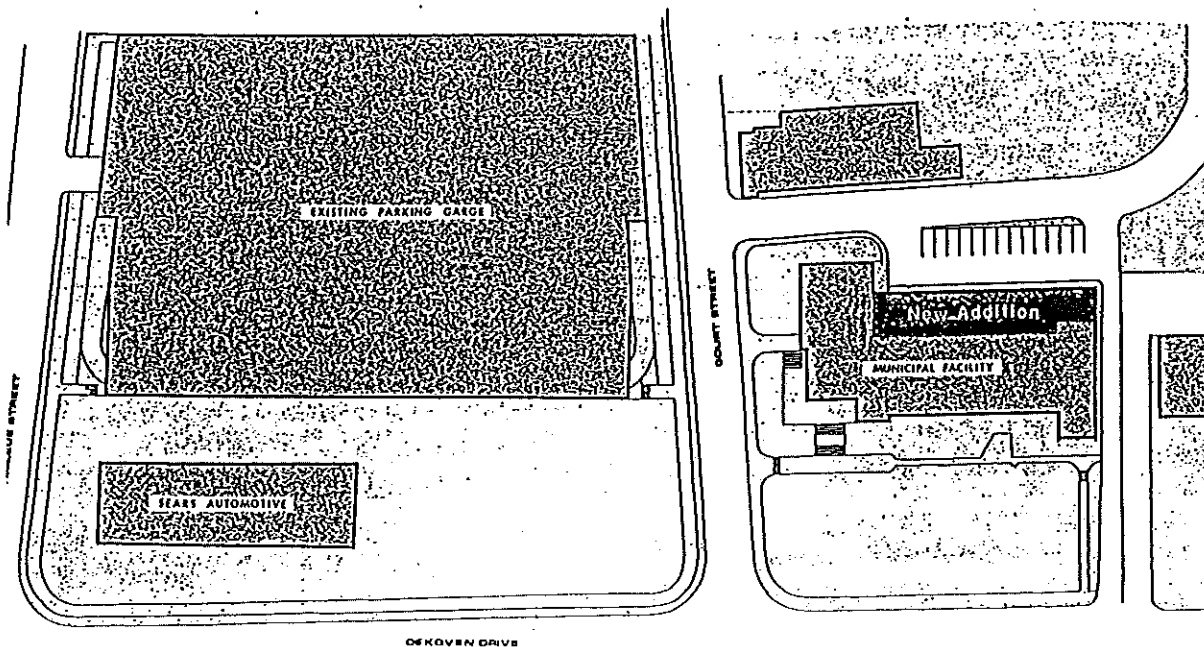
scheme 7

SITE PLAN



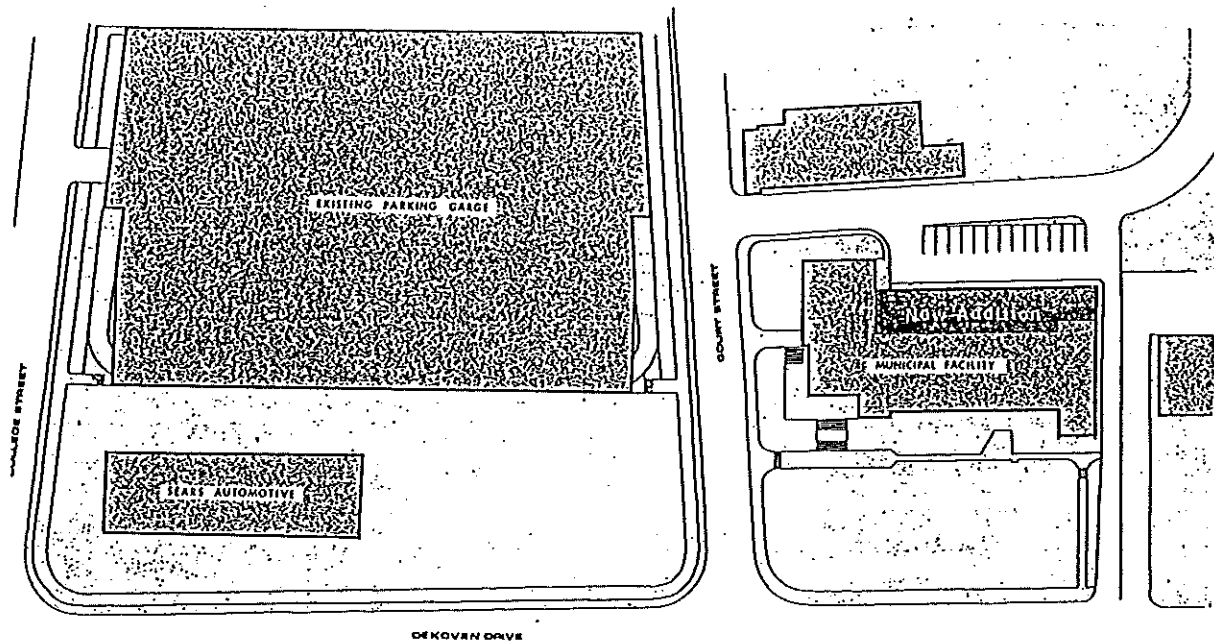
scheme 8

SITE PLAN



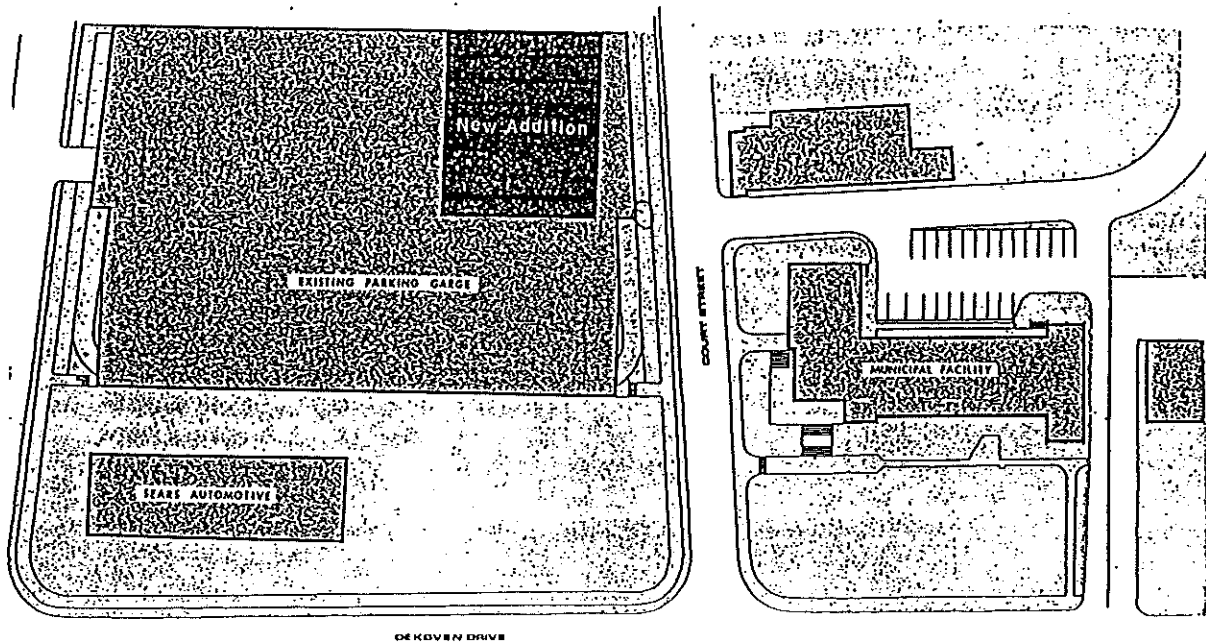
scheme 9

SITE PLAN



scheme 10

SITE PLAN



EVALUATIONS & RECOMMENDATIONS FOR PHASE ONE

Evaluations and Recommendations by the Committee for Phase One

- a. Due to excessive cost and disruption to the present facility, the Committee determined that they did not feel that it was desirable to add a new floor onto the existing building.
- b. Due to cost, functional and aesthetic reasons, the Committee determined that they did not feel that it was reasonable to add a new 15,000 square foot office building over the existing parking garage.
- c. The Committee determined that three approaches seems to be most desirable and directed Purcell Associates to develop them further. Two of the approaches added onto the front of the existing building and one added onto the rear of the existing building.

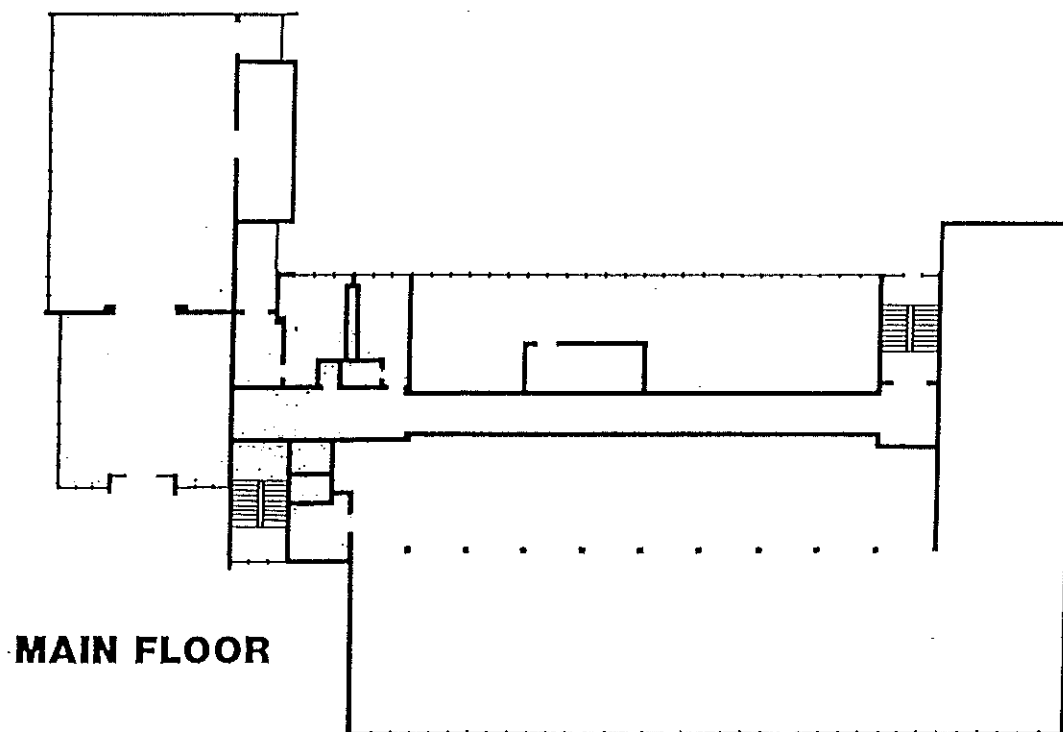
PHASE TWO INTERMEDIATE STUDY

Phase Two - Intermediate Study: This study consisted of a more detailed investigation and evaluation of three schemes for adding onto the existing building.

The concepts evaluated consisted of the following:

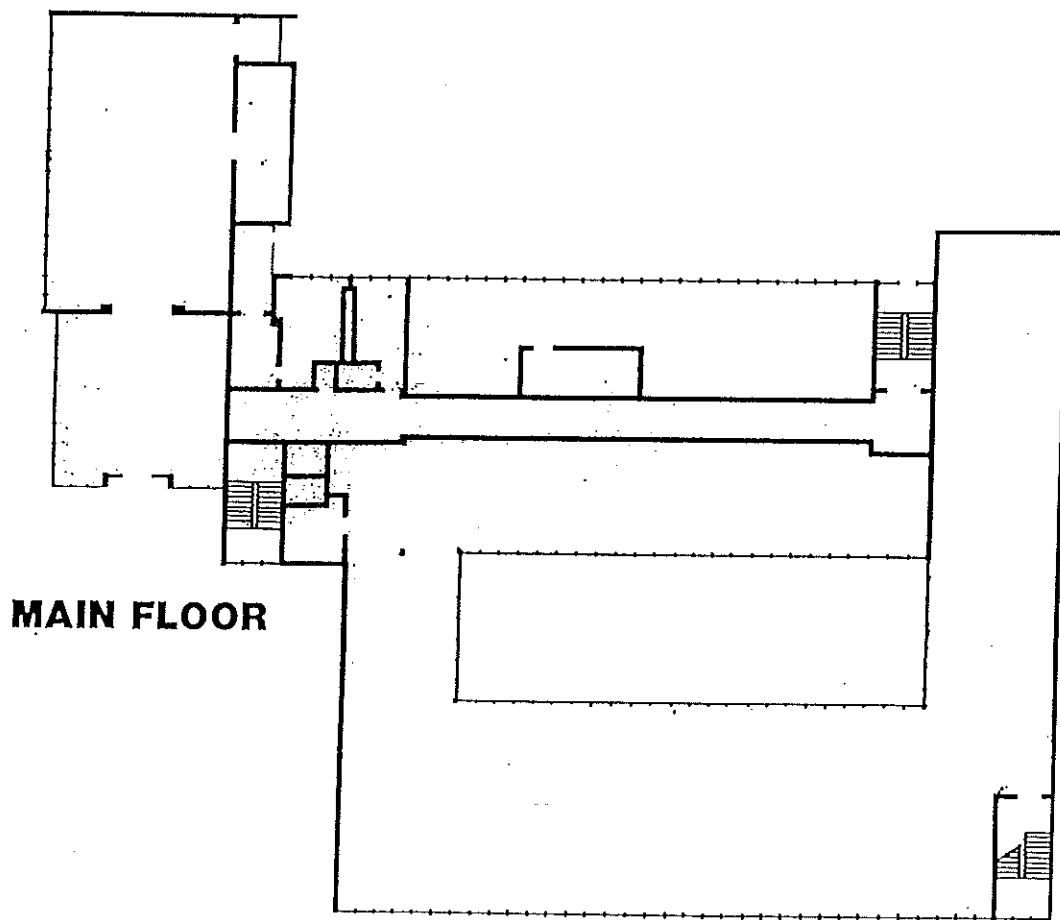
- a. The first scheme developed a three-story attached addition to the front of the existing building.
- b. The second scheme developed a two-story detached concept with a courtyard between the addition and the existing building.
- c. The third approach developed the concept of a three-story attached addition to the rear of the existing building.

SCHEME A

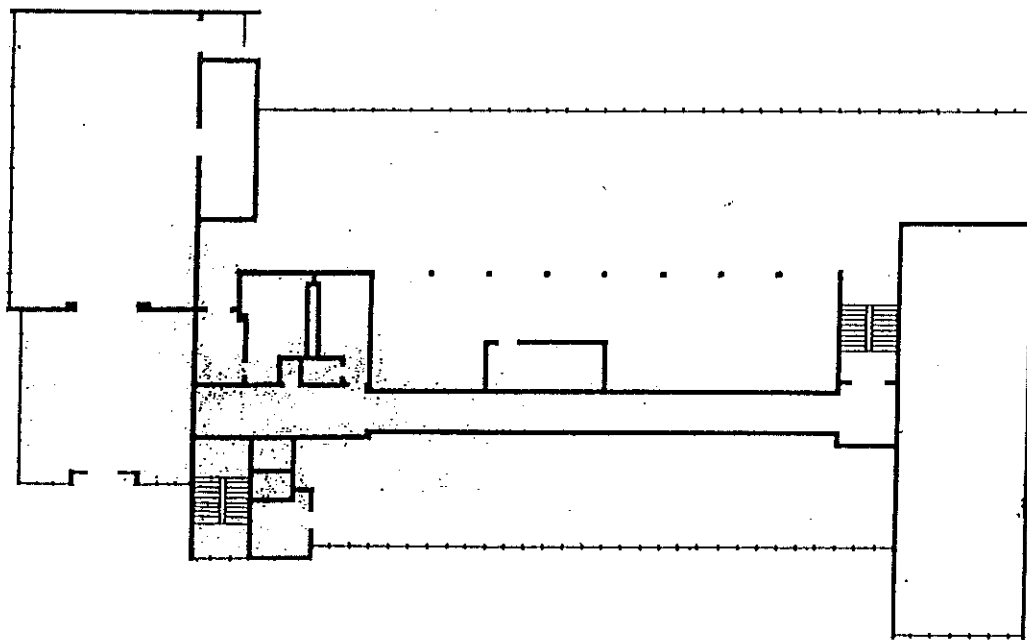


MAIN FLOOR

SCHEME B



SCHEME C



MAIN FLOOR

EVALUATIONS & RECOMMENDATIONS FOR PHASE TWO

Evaluations and Recommendations by the Committee to Phase Two

- a. The Committee directed that due to a substantial reduction in parking, the addition onto the rear of the existing building was not desirable.
- b. Due to the substantial reduction in usable square footage which resulted from the need for new corridors and stairs, the Committee determined that the two-story detached scheme was not desirable.
- c. The Committee determined that the three-story attached addition to the front of the existing building was the most desirable alternative and directed Purcell Associates to develop this scheme further showing proposed locations for the various departments on each floor plan.

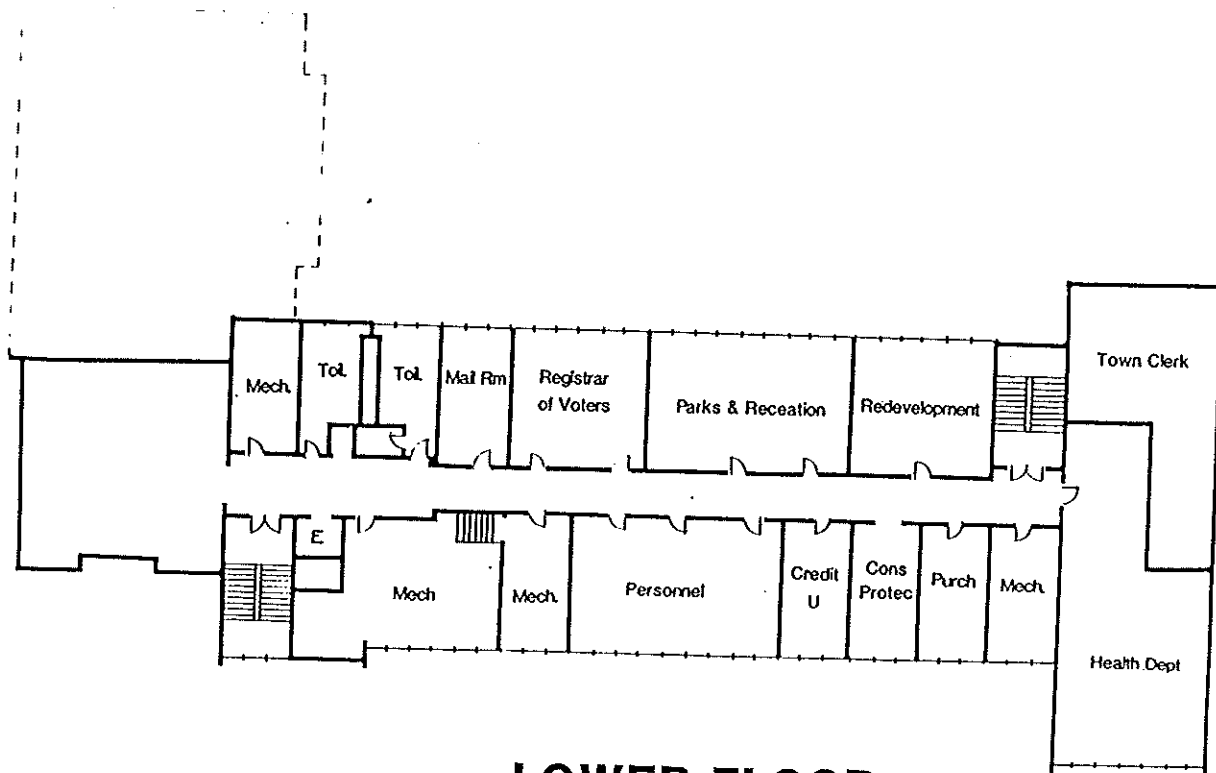
PHASE THREE THE FINAL STUDY

Phase Three - The Final Study: The final study dedvelops in some detail the three-story addition attached to the front of the existing building.

The Phase Three documents consists of the following:

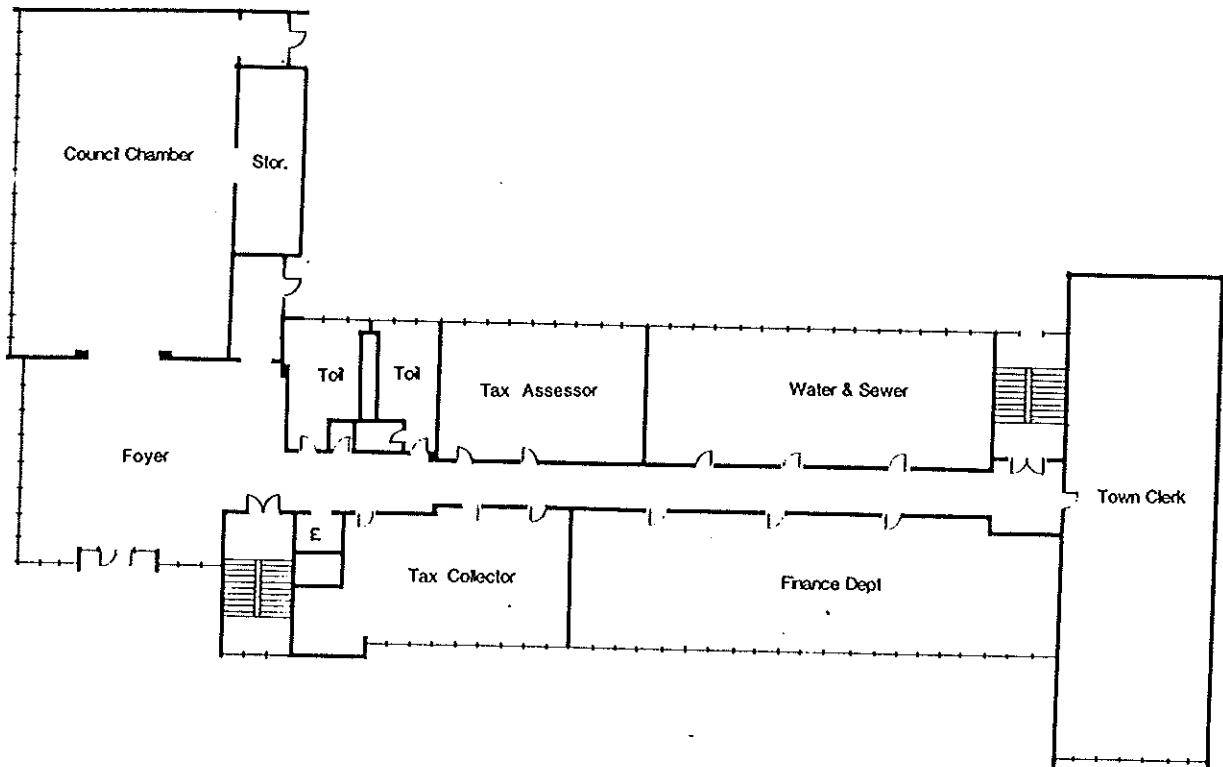
- a. A site plan.
- b. Floor plans for all three floors showing proposed locations for all City Departments.
- c. A building section thru the proposed new addition.
- d. Photographs of the model showing the existing building and what it would look like with the proposed three story addition added to the front of the existing building.
- e. A report indicating the development of the three phases and the probable construction costs.

EXISTING



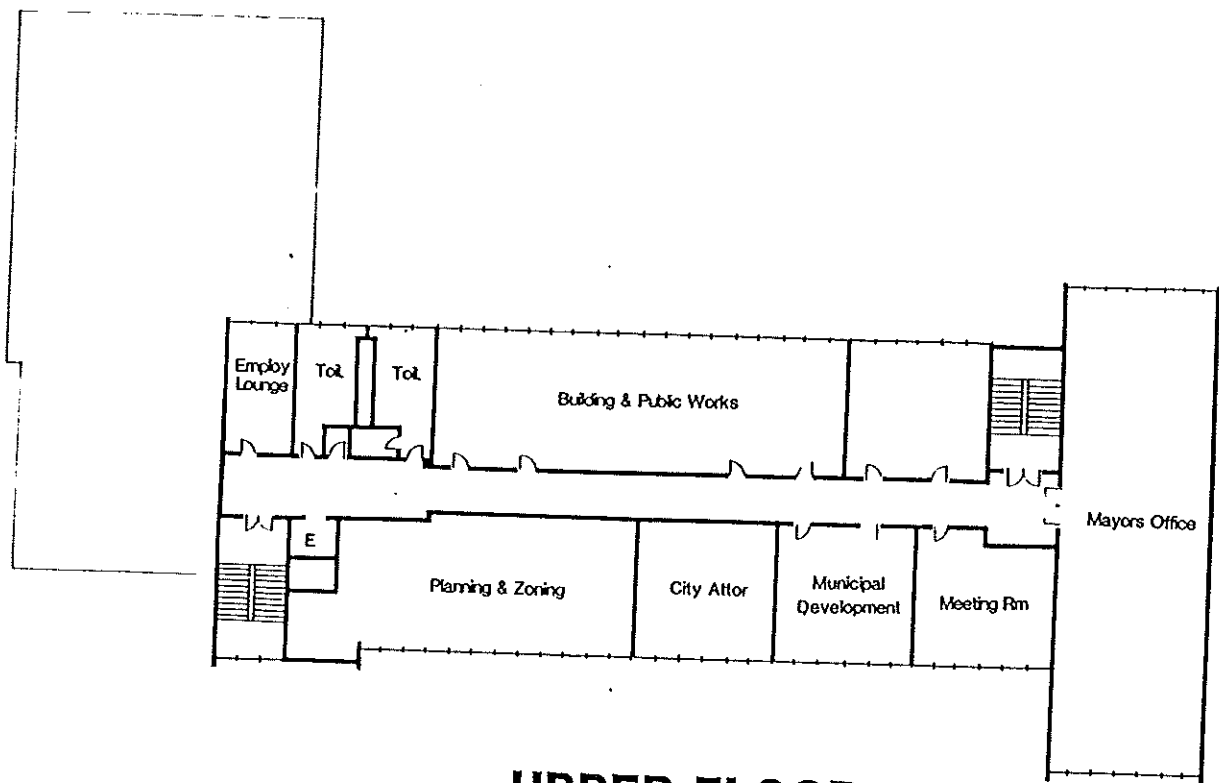
LOWER FLOOR

EXISTING



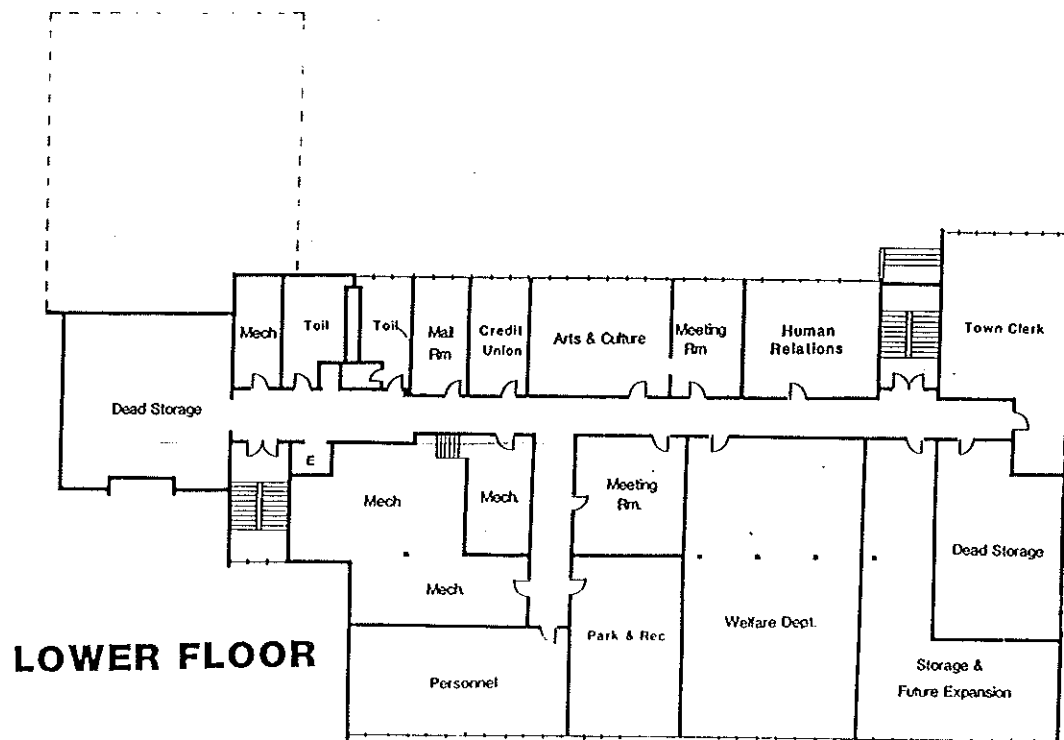
MAIN FLOOR

EXISTING



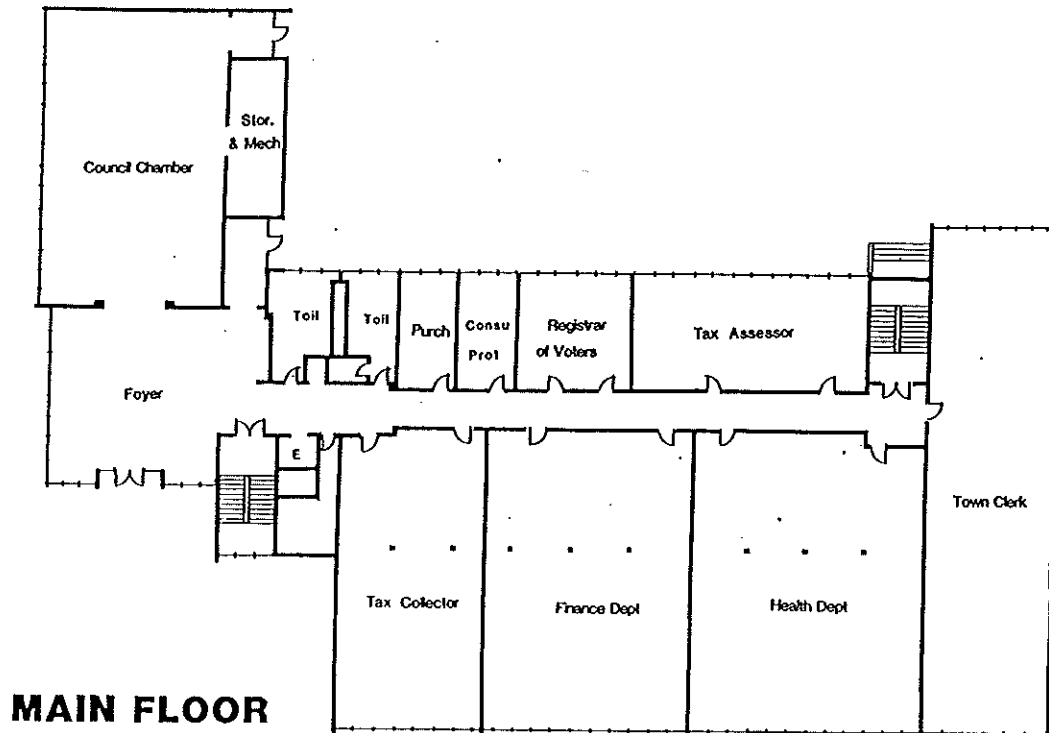
UPPER FLOOR

PROPOSED

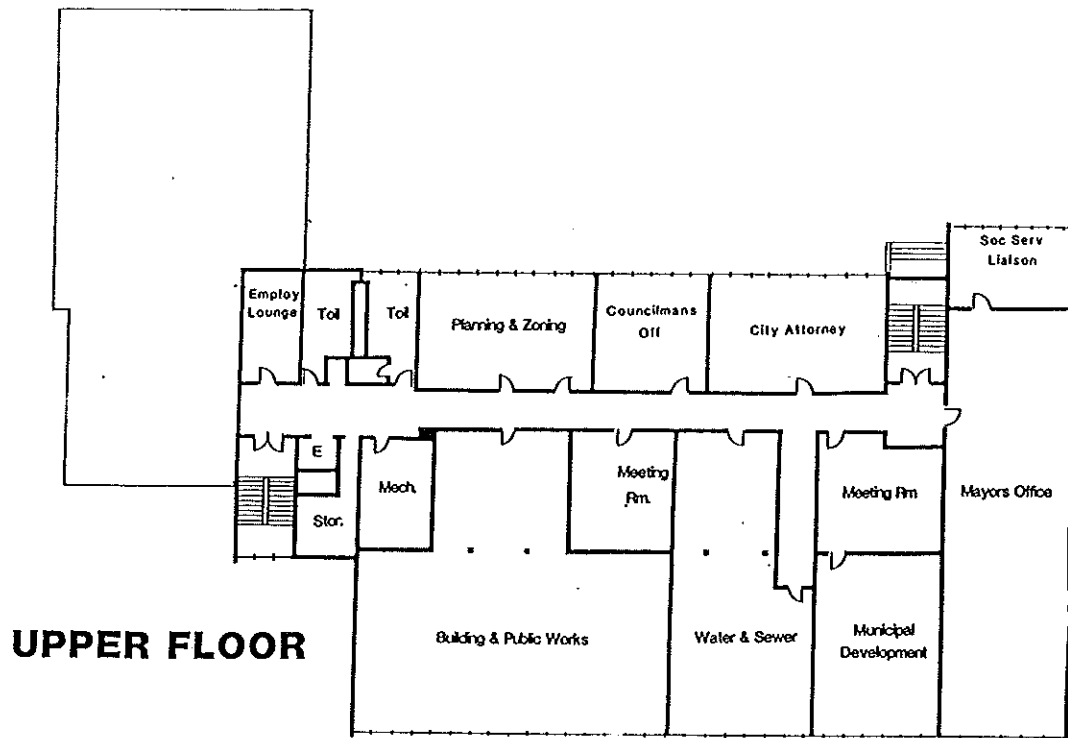


LOWER FLOOR

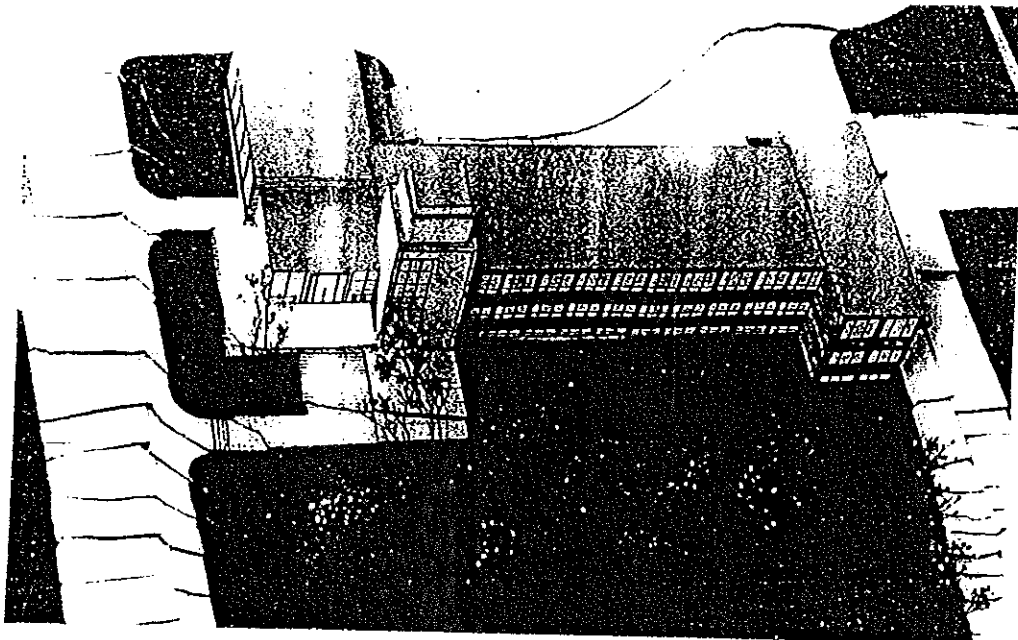
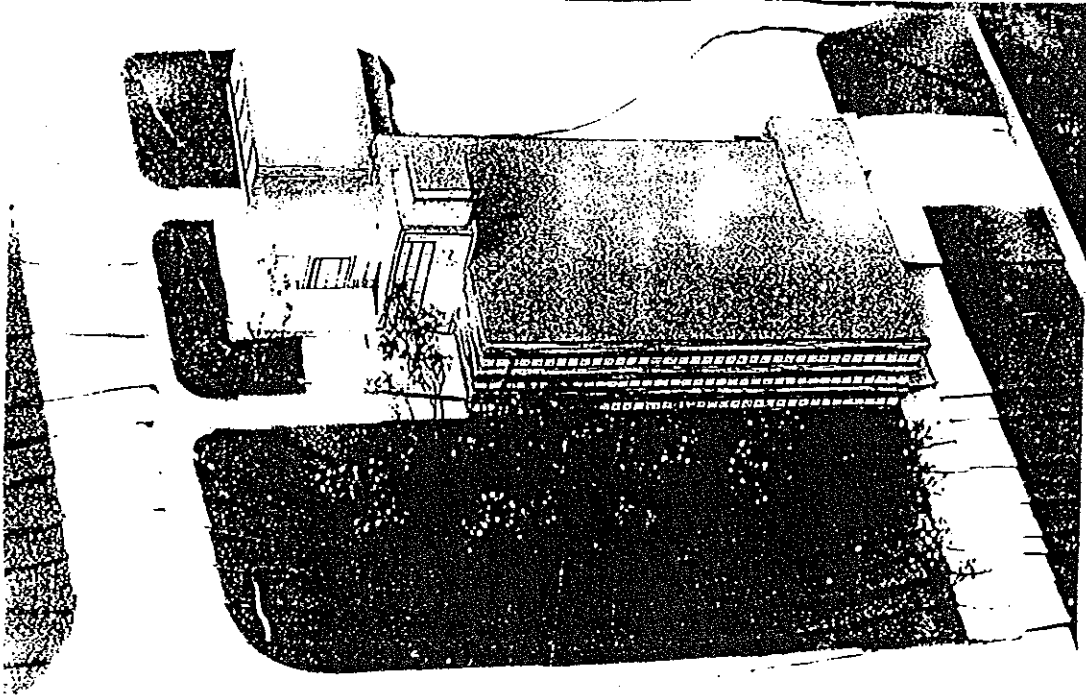
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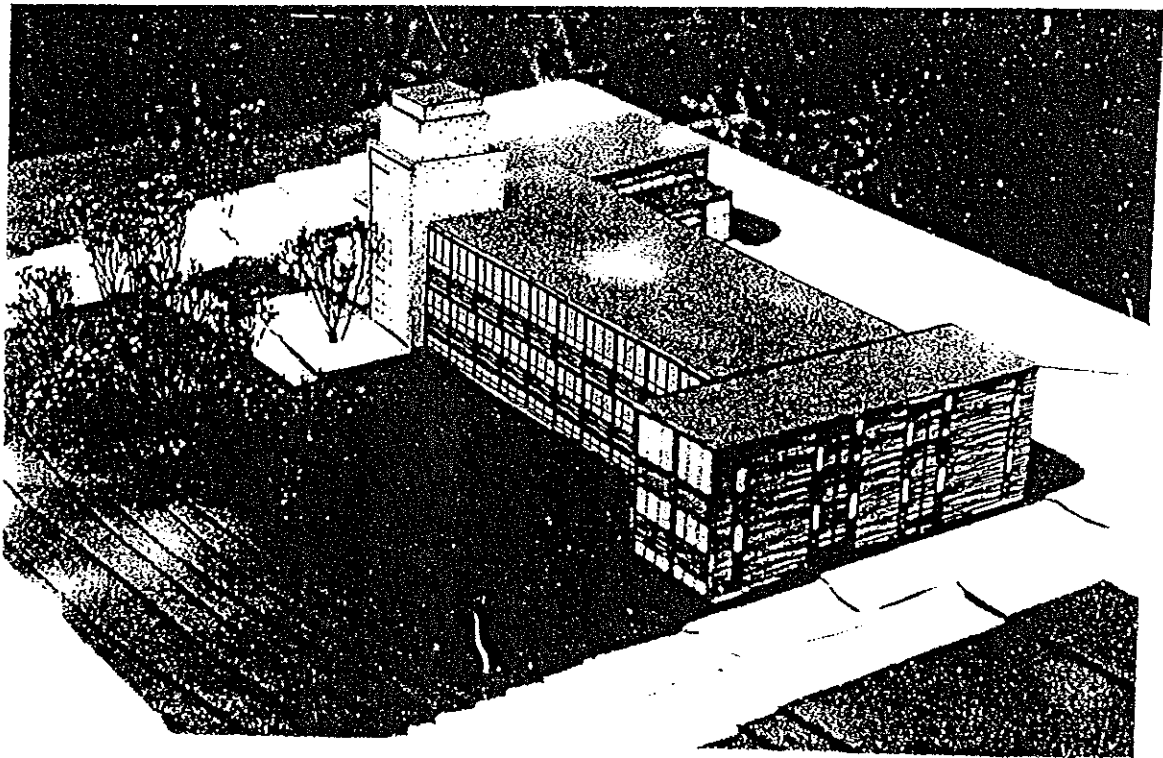
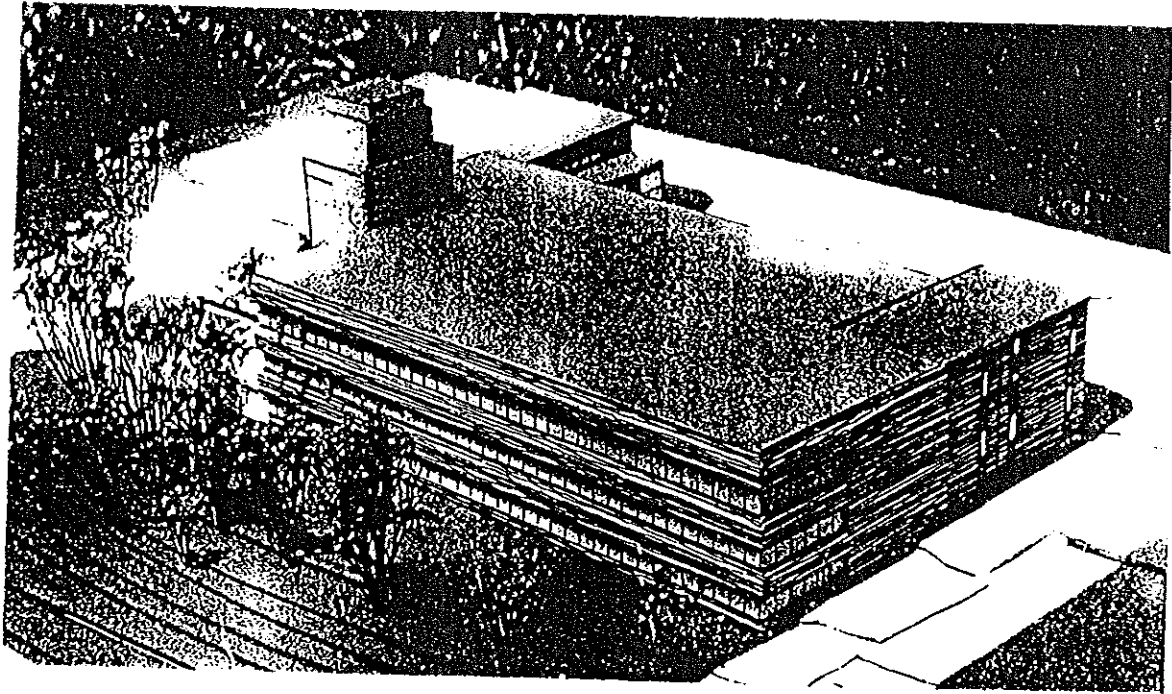
PROPOSED



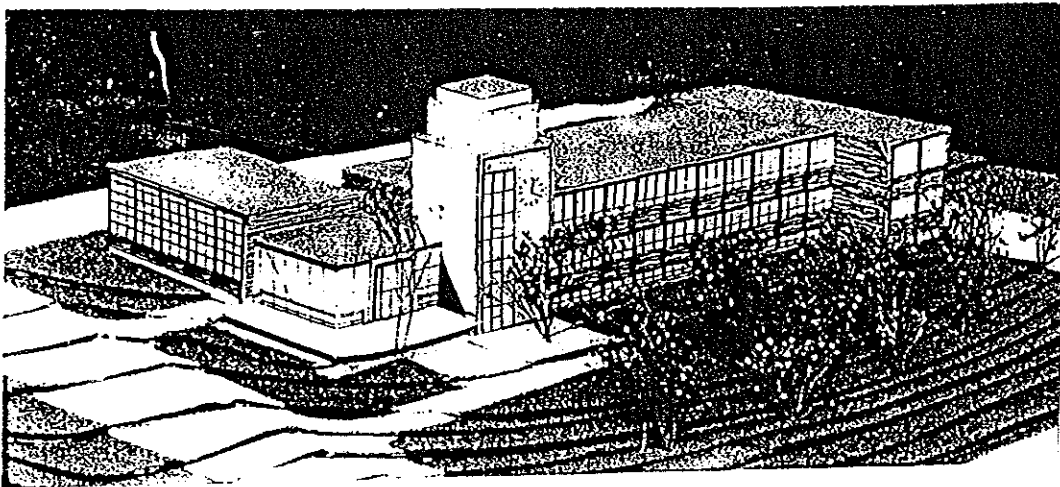
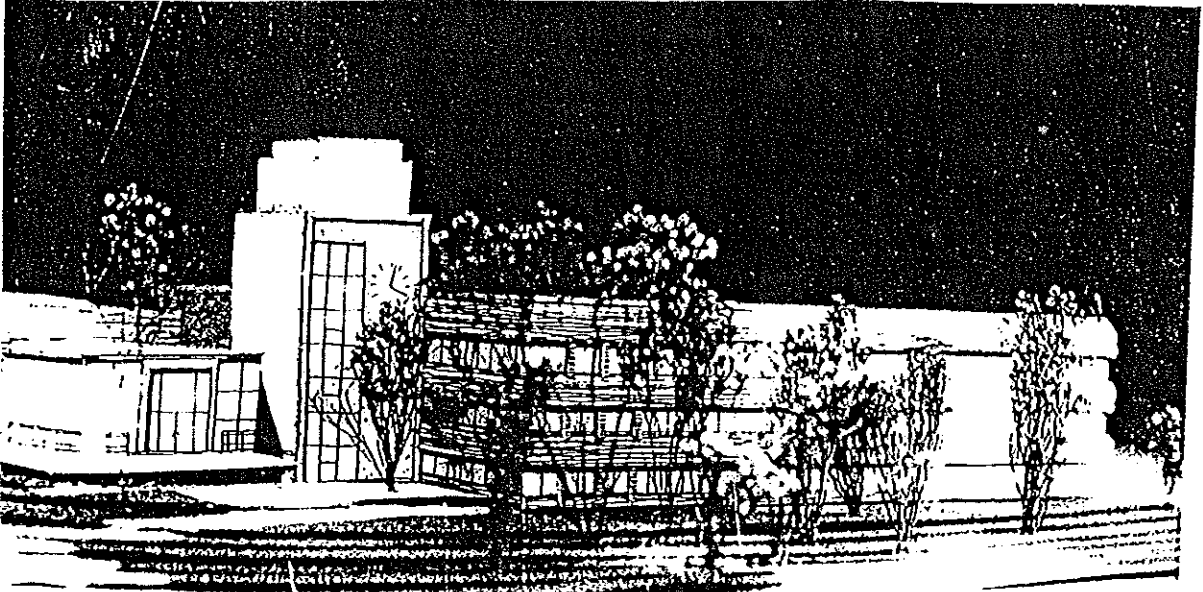
UPPER FLOOR



INTERIORS • ARCHITECTURE • LANDSCAPE
PURCELL
ASSOCIATES



LOWEY • MOSELEY • ALLEN
PURCELL
ASSOCIATES



PLANNERS • ARCHITECTS • ENGINEERS
PURCELL
ASSOCIATES

PROBABLE CONSTRUCTION COST

New Construction

15,000 S.F. @ \$80.00/S.F.

\$1,200,000.00

Major Renovation

12,000 S.F. @ \$40.00/S.F.

\$480,000.00

Major Renovation

6,900 S.F. @ \$20.00/S.F.

\$138,000.00

Probable Total Constr. Cost

\$1,818,000.00

Probable additional construction
cost to replace existing HVAC
equipment.

\$200,000.00